

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Historic Landmarks
Commission

SUBJECT: SEE BELOW

DATE: November 12, 2012

COUNCIL DISTRICT: 6

**SUBJECT: HISTORIC LANDMARK NOMINATION (HL12-206) AND HISTORIC
PROPERTY CONTRACT (MA12-006) FOR THE "CROFT HOUSE" AT
1305 MARTIN AVENUE**

RECOMMENDATION

The Historic Landmarks Commission recommends that the City Council approve the proposed Landmark Designation and Historic Property Contract for the "Croft House" at 1305 Martin Avenue (5-0).

ANALYSIS

On November 7, 2012, the Historic Landmarks Commission held a public hearing on the proposed Landmark Designation and Historic Property Contract for the "Croft House" at 1305 Martin Avenue. Property owners, Michael and Christina Brandeberry, made a brief presentation regarding their applications, explaining that they are living in the home "for the long run" and that this is their "dream home."

Two letters in support of the applications and one email opposed to the Historic Property Contract were discussed between the property owners, historic consultant Franklin Maggi, and the Commission (see attached correspondence). In response to the email, Mr. Maggi provided documentation that showed that the house is the original building, and he reminded the Commission that interiors are not considered in the Landmark designation process.

The Commission discussed the merits of the Landmark designation and requested that the draft Exhibit C for the Historic Property Contract include the installation of a plaque as part of the year one improvements. The property owners agreed to this change.

The Commission voted unanimously to recommend that the City Council approve the proposed Landmark Designation and Historic Property Contract for the "Croft House" at 1305 Martin Avenue. The draft Contract for Council consideration has been modified to include the plaque.

HONORABLE MAYOR AND CITY COUNCIL
November 12, 2012
Subject: HL12-206 and MA12-006, Croft House
Page 2

The staff report containing an analysis of this proposal has been distributed to the Council under separate cover.

/s/
JOSEPH HORWEDEL, SECRETARY
Historic Landmarks Commission

For questions please contact Laurel Prevetti at 408-535-7901.

Attachments: Correspondence



November 5, 2012

Ms. Laurel Prevetti
Deputy Director
Department of Planning, Building & Code Enforcement
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113

RE: Croft House, HL12-206 and MA12-006

Dear Ms. Prevetti,

I am writing on behalf of Hanchett Park Heritage Project, a non-profit organization that raises money for neighborhood beautification projects and helps to educate the public about the unique history of Hanchett Residence Park.

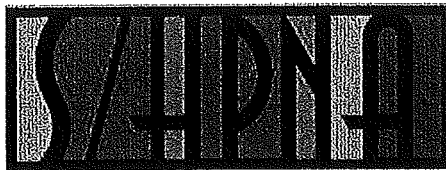
We strongly support the request for Landmark Status and the associated Historical Property Contract for the Croft House located at 1305 Martin Avenue. This distinctive Craftsman residence is part of the Hanchett Hester Park Conservation Area. The architect was Charles McKenzie, a prominent local architect, and the home is an excellent example of local Craftsman style. A few of the original features include deep eaves with exposed rafter tails, a post-and-beam porch with stone pedestals and beautiful leaded glass windows. We believe the suitability for this home as a City Landmark under San Jose's Municipal Code Section 13.48 has been met due to the character of the home within the historic neighborhood, the distinguishing architectural features and the noted architect.

We strongly support the request for Landmark Status designation for the Croft House. Thank you.

Regards,

Lorie S. Bird
President

cc: Councilman Pierluigi Oliverio
cc: Christina Brandeberry



Shasta/Hanchett Park Neighborhood Association
P.O. Box 28634 • San Jose, CA 95158 • info@shpna.org • www.shpna.org

November 5, 2012

Ms. Laurel Prevetti
Deputy Director
Department of Planning, Building & Code Enforcement
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113

RE: Croft House, HL12-206 and MA12-006

Dear Ms. Prevetti,

I am writing on behalf of the Shasta/Hanchett Park Neighborhood Association, a volunteer-based community organization founded in 1985 to protect and advance the interests of the Shasta/Hanchett Park, St. Leo's, Garden Alameda, and Cahill Park neighborhoods. S/HPNA provides and promotes programs and activities aimed at building community and fostering civic involvement.

The preservation of the historic character of our community is an important aspect of our association's mission. Therefore we wholeheartedly support the request for Landmark Status and the associated Historical Property Contract for the Croft House located at 1305 Martin Avenue. This distinctive Craftsman residence is part of the Hanchett Hester Park Conservation Area. The architect was Charles McKenzie, a prominent local architect, and the home is an excellent example of local Craftsman style. A few of the original features include deep eaves with exposed rafter tails, a post-and-beam porch with stone pedestals and beautiful leaded glass windows. We believe the suitability for this home as a City Landmark under San Jose's Municipal Code Section 13.48 has been met due to the character of the home within the historic neighborhood, the distinguishing architectural features and the noted architect.

We strongly support the request for Landmark Status designation for the Croft House. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Eloy Wouters', with a stylized flourish at the end.

Eloy Wouters
President
Shasta/Hanchett Park Neighborhood Association

cc: Councilmember Pierluigi Oliverio
cc: Christina Brandeberry

From: Andrea McAuley
Sent: Wednesday, November 07, 2012 11:49 AM
To: Moniz, Lori
Subject: 1305 Martin Ave Historic Landmark

Dear Lori-

As a homeowner located at 1304 Shasta Ave, I would like to voice my opposition to the historic property request. I will not be able to attend the hearing but would like to state my opinion on this issue.

The home at 1305 Martin, has been remodeled and retrofitted several times, the original aesthetic is no longer visible, I have been inside the home several times and walk by it daily. There is nothing outstanding or architecturally unique about this home. The home has been beautifully remodeled so I don't see how the owners plan on making it "better" or "rehabilitate" at the cost of a tax reduction which puts more tax consideration on his neighbors.

We live in a neighborhood of wonderful older homes, to grant Historic Landmark Designation would mean that all homes within 500 feet should be granted the same designation. I think that this is an attempt by the home owner to reduce their property tax liability. While no one likes to pay high taxes it is our obligation to pay the fair and prevailing property taxes. No one should be allowed a property tax reduction in order to fix up and maintain their home this is part of the cost of home ownership. If Michael Brandeberry cannot afford to pay the fair and current tax rates perhaps he should move to a different location. I think that this is a obvious attempt to try and get away from paying what is owed to the city.

regards,
Andrea McAuley

STAFF REPORT
HISTORIC LANDMARKS COMMISSION

FILE NO.: HL12-206 & MA12-006, 1305 Martin Avenue, The Croft House

APPLICATION TYPE:

Historic Landmark Nomination (HL) and
Mills Act Historical Property Contract (MA)

PROJECT DESCRIPTION:

1. Nomination of the subject building as a designated City Landmark Structure
2. Historical Property Contract (Mills Act) to allow partial property tax relief to rehabilitate and maintain the subject building and related features

| | |
|-------------------------|--------------------------|
| Existing Zoning | R-1-8 Residence District |
| General Plan | Residential Neighborhood |
| Council District | 6 |
| Annexation Date | 12/8/1925 |
| Historic Classification | Identified Structure |
| Historic Area | Hanchett and Hester Park |
| SNI | N/A |
| Redevelopment Area | N/A |
| Specific Plan | N/A |



Hanchett and Hester Park Conservation Area



OWNERS/APPLICANTS

Michael and Christina Brandeberry, 1305 Martin Avenue, San Jose, CA 95126

BACKGROUND

On September 7, 2012, the property owners of the single-family residence at 1305 Martin Avenue, Michael and Christina Brandeberry, submitted an application for City Landmark designation. The Croft House, an Identified Structure in the Hanchett and Hester Park Conservation Area, sits in a mature residential area of early twentieth-century residences. This area possesses a significant concentration of houses that are unified by their aesthetically pleasing plans and characters.

The Croft House, an extremely fine example of local Craftsman style residential architecture, is individually eligible as a San José City Landmark. The residence was constructed in 1911 by Edwin and Nina Croft.

If the Croft House becomes a City Landmark, any exterior changes proposed to the structure would require the issuance of Historic Preservation (HP) permits. Designation of the residence as a City Landmark would enable the owner to apply for a Historical Property Contract property tax reduction under the Mills Act. A Mills Act Contract is being considered concurrently with the Landmark designation. If so designated, the property would also be eligible for an exemption from the Building and Structure construction tax and the Commercial-Residential-Mobile Home Park (CRMP) building tax for work approved with HP permits.

A Historical Property Contract is an incentive for ownership of designated City Landmark structures. It allows the owner of a landmark structure to enjoy a reduced property tax rate in exchange for the preservation, and in some cases restoration and rehabilitation, of the owner's historic property. Please refer to the Analysis section, below, for additional discussion of Historical Property Contracts.

ANALYSIS

Historic Landmark Designation (HL12-206)

In accordance with Section 13.48.110 of the San José Municipal Code regarding the procedure for designating a landmark, prior to recommending approval or modified approval of a proposed designation as a City Landmark, the Historic Landmarks Commission shall find that said proposed Landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a Landmark conforms with the goals and policies of the General Plan.

Based on the information in the historical evaluation prepared by Archives and Architecture for the property, the Croft House at 1305 Martin Avenue clearly merits designation as a City of San Jose Historic Landmark Structure in conformance with San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code) based on its historical, cultural and architectural significance. The building qualifies for City Landmark status primarily based on Criteria 1, 6, and 7 of the Historic Preservation Ordinance as discussed below. Please refer to the attached evaluation form for a more detailed discussion and analysis of the building.

- Criterion 1: Its character, interest or value as part of the local, regional, state or national history, heritage or culture as a distinctive Craftsman residence with a thoughtful composition and detailing give it prominence on a corner location within the Hanchett and Hester Park Conservation Area.*
- Criterion 6: Embodiment of distinguishing characteristics of an architectural type or specimen. The Croft House embodies distinguishing characteristics of the Craftsman building type within the early twentieth century era of residential architectural design.*
- Criterion 7: Identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José. Identified as the work of the architect Charles S. McKenzie, whose work has influenced the development of the City of San José.*

The National Register of Historic Places (NR) and California Register (CR)

The house at 1305 Martin Avenue maintains its historic integrity per the National Register's seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The house is an extremely fine example of Craftsman style residential architecture.

The Croft House appears eligible under NR Criterion A (associated with events that have made a significant contribution to the broad patterns of our history) and CR Criterion 1 (associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States) for its recognized historic context within the locally significant Hanchett and Hester Park Conservation Area. This area possesses a significant concentration of houses that are unified by their aesthetically pleasing plans and characters. The residence is distinctive within this setting along Martin Avenue.

The house appears eligible under NR Criterion C (embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction) and CR Criterion 3 (embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values). The Croft House, a one and a half story, eclectic Craftsman residence, is the architectural work of Charles McKenzie, a prominent, local, twentieth century architect that has contributed greatly to the urban fabric of the cityscape through his work within the firm Wolfe & McKenzie and then later on his own.

Summary

The residential property at 1305 Martin Avenue, San José, has special historical, architectural and aesthetic interest and value to the community, for its contribution to the setting of the Hanchett and Hester Park Conservation Area and for the distinctive design of the residence, which is identified as the work of the architect Charles S. McKenzie and is an extremely fine example of local Craftsman style residential architecture.

Mills Act Historical Property Contract (MA12-006)

The Historical Property Contract is an incentive for ownership and rehabilitation of City Landmarks. It is a contract between the City of San Jose and the owner of a designated City Landmark, which allows the owner to enjoy a reduced property tax rate from the County Assessor in exchange for the preservation, and in some cases restoration and rehabilitation, of the owner's historic property. The purpose of the agreement is to provide greater protection for the City Landmark property than is otherwise provided by the historic preservation regulations in the City Municipal Code. The County Assessor sets the property tax rate based on an appraisal of the market value of the land and improvements. A property under contract will receive a property tax reduction based on an appraisal of the rental value of the land and improvements.

Required Provisions of Historical Property Contracts

Municipal Code Chapter 13.48 requires provisions of Historical Property Contracts as follows:

- A. A description of the Landmark Property subject to the Contract;
- B. A provision that the term of the Contract is a minimum period of ten years;
- C. Specific conditions requiring preservation of the Landmark Property and, where appropriate, restoration and rehabilitation of the Landmark Property to conform to the requirements of the City, and the rules and regulations of the Office of Historic Preservation of the State of California Department of Parks and Recreation;
- D. Provision for the periodic examination of the interior and exterior of the Landmark Property by the City of San Jose, Santa Clara County Assessor, and the State Board of Equalization as may be necessary to determine the owner's compliance with the Contract.
- E. A requirement that the property owner annually expend an amount equal to a minimum of 10% of the tax savings attributed to the Contract to the preservation and maintenance of the Landmark Property; and
- F. A provision that the Contract is binding upon, and shall inure to the benefit of, all successors in interest of the owners; and that a successor in interest shall have the same rights and obligations under the Contract as the original owners who entered into the Contract.

In addition to the Municipal Code provisions above, State legislation requires the City Clerk to record a Historic Property Contract with the County Recorder by December 31st of any calendar year in order to be effective during the following calendar year.

The Mills Act Historical Property Contract is a standardized form document, the majority of which is the same for each individual property. The proposed year-by-year repairs, upgrades, and maintenance are described in the Preservation Plan (Exhibit "C" of the contract). The Preservation Plan differs from property to property, based on the specific needs of each individual historical building and situation. Exhibit C with the proposed Preservation Plan is attached to this report.

The Preservation Plan (Exhibit "C") includes an itemized list of proposed upgrades, maintenance, and repair tasks for the first ten years of the Historical Property Contract. Each of

the Preservation Plans identifies specific work that is planned to be performed. However, the Preservation Plan should be viewed as an outline of anticipated work which will be done to preserve and enhance the historic resource based on the annual tax savings in accordance with the Historical Property Contract. For any given year, other preservation work that would represent a similar expenditure may be substituted as different site-specific needs arise over time. All work being done to meet the requirements of the Contract remains subject to approval of any applicable permits, including Historic Preservation Permits, Amendments, and Adjustments and building permits. Any work being reviewed under a Historic Preservation Permit process undergoes design review to ensure compatibility with the guidelines.

Required Findings of Historic Property Contracts

In accordance with Municipal Code Chapter 13.48, the City Council may approve a Historic Property Contract only if the following findings are made. Planning staff recommends that the Historic Landmarks Commission recommend the City Council make the following findings and approve the proposed Historical Property Contract, based on the text added in italics.

A. *The proposed Contract is consistent with the General Plan.*

Preservation of specific structures or special areas is a part of the Envision San José 2040 General Plan *Policy LU -13.13* to foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

B. *The proposed Contract would provide greater protection for the Landmark property than is otherwise provided by the provisions of Municipal Code Chapter 13.48;*

The proposed Contract provides greater protection for the proposed Landmark property than is otherwise provided by the provisions of Municipal Code because the owner, in partnership with the City, may use property tax relief to rehabilitate and maintain the property in accordance with the preservation plan, Exhibit "C".

C. *The proposed Contract complies with the required provisions of Historical Property Contracts listed above.*

The proposed Contracts incorporate the required provisions for Historical Property Contracts listed in Section 13.48.520 of the San José Municipal Code. Furthermore, the Historic Property Contract incorporates the required provisions of State law requiring the City to inspect the landmark property prior to bringing a contract to Council for consideration and to inspect the landmark property at least every 5 years thereafter for compliance with the contract.

GENERAL PLAN CONFORMANCE

The Landmark Designation for the Croft House conforms to, and furthers, the Envision San José 2040 General Plan. Historic sites and structures provide an educational link to San José's past and foster a sense of place and community identity for San José. The preservation of appropriate

remnants of a city's past provides multiple benefits important to the health and progress of the city. Historical resources:

- Are instructive, telling the story of a community's past;
- Provide a sense of civic identity and unique character;
- Are typically an interesting and pleasing aesthetic in the urban environment;
- Can generate economic advantage for a property or neighborhood;
- Give a community a sense of permanency. A place with a clear past can expect to also have a definite future;
- Once lost, cannot be recovered.

Staff considers the project consistent with the applicable goals and policies of the General Plan; in particular:

Goal LU-13 – Landmarks and Districts. Preserve and enhance historic landmarks and districts in order to promote a greater sense of historic awareness and community identity and contribute toward a sense of place.

Policy LU - 13.6 Ensure modifications to candidate or designated landmark buildings or structures conform to the Secretary of the Interior's Standards for Treatment of Historic Properties and/or appropriate State of California requirements regarding historic buildings and/or structures, including the California Historical Building Code.

Policy LU - 13.12 Develop and encourage public/public and public/private partnerships as a means to support, expand, and promote historic preservation.

Policy LU - 13.13 Foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

Goal LU-16 – Sustainable Practices. Preserve, conserve, and/or rehabilitate historic structures as a means to achieve the City of San José's environmental, economic, and fiscal sustainability goals.

Policy LU - 16.5 Utilize the aesthetic and cultural qualities of historic resources of all types as means of promoting San José as a place to live, work and visit consistent with the City's economic development goals.

The Landmark designation process of the Historic Preservation Ordinance promotes and enhances the preservation of historically or architecturally significant sites and structures. In addition, the proposed historical property contract specifically furthers the objectives of the Envision San José 2040 General Plan.

CEQA

The environmental impacts of the project will not have an unacceptable negative effect on adjacent property or properties in that the project has been determined exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15331. The project is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

COMMUNITY OUTREACH

The proposed Landmark nomination and Historical Property Contract was initiated by the property owner. A public hearing notice for the project was published in a local newspaper, posted at the site, and mailed to all property owners and tenants within 500 feet of the subject site. Information about the proposed projects and the associated public hearings has been made available through the Planning Division web site, and staff has been available to answer questions.

RECOMMENDATIONS

HL12-206 – Landmark Designation

Planning Staff recommends that the Commission, after holding a public hearing on the subject proposal, recommend that the City Council approve the proposed Landmark Designation of the Croft House at 1305 Martin Avenue as Historical Landmark No. 206 at the City Council hearing scheduled for November 27, 2012 at 1:30 p.m.

MA12-006 – Mills Act Historical Property Contract

Planning staff recommends that the Historic Landmarks Commission, after holding a public hearing on the subject proposal, recommend that the City Council make the following findings and approve the Historic Property Contract of the Croft House at 1305 Martin Avenue at the City Council hearing scheduled for November 27, 2012 at 1:30 p.m.

- The proposed contract is consistent with the San José 2040 General Plan;
- The proposed contract would provide greater protection for the landmark property than is otherwise provided by the provisions of Chapter 13.48 of the Municipal Code; and
- The proposed contract complies with the requirements of Section 13.48.520 of the San José Municipal Code.

Project Manager: Lori Moniz Approved by: Samuel Perera Date: 10-30-12

Attachments: Department of Parks and Recreation (DPR) form
Draft Proposed Preservation Plan (Exhibit "C")

A R C H I V E S & A R C H I T E C T U R E , L L C

PO Box 1332
San José CA 95109-1332
408.297-2684
408.228.0762 FAX

July 13, 2012

Michael and Christina Brandeberry
1305 Martin Ave.
San Jose, CA 95126

Re: Landmark nomination application for 1305 Martin Ave., San Jose, (APN 261-25-026)

Dear Michael and Christina:

Please find enclosed DPR523 forms prepared for your property at 1305 Martin Ave. in San José. These forms are for your use in submitting an application to the City of San José for City Landmark status for your residential property.

We believe your house to be a distinctive example of Craftsman residential architecture by local architect Charles McKenzie. It is located in a recognized conservation area, and Martin Avenue is considered eligible for the National Register of Historic Places due to its important streetscape. The forms that are attached to this letter provide a history of the building and a detailed visual description of its architectural features. We noted that the house was constructed in 1911 when the property was then owned by Edwin and Nina Croft. It is identified with the Croft family until 1951.

We reviewed your residence using the City of San José Landmark designation criteria, which is used to consider historical significance for properties within the San José city jurisdiction. The actual nomination process and decision by the San José City Council is based on the requirements of Chapter 13 of the San José Municipal Code (Section 13.48.110 / *Procedure for designation of a landmark*). We believe the property is eligible for individual designation as a San José City Historic Landmark.

The property is currently listed on the City of San José Historic Resources Inventory as an Identified Structure, and within the Hanchett Hester Park Conservation Area. We noted that the residential building and property, although having undergone some minor changes over the years, has sufficient integrity to its period of significance to be considered a historic resource. The period of significance is noted as 1911.

Nomination for City Historic Landmark status can be made by a property owner. Following notification from the Director of Planning, Building and Code Enforcement that your application is complete, the procedure for the designation for your property is initiated. A public hearing before the Historic Landmarks Commission will take place, and following that hearing, a report with recommendations will be submitted to the City Council, who will then hold a public hearing to formally consider the designation.

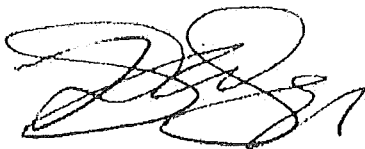
In order for the designation to take place, the San José City Council must make findings that the property has historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as an individual city landmark conforms to the goals and policies of the San José General Plan. In reviewing the possible historical values associated with the property at 1305 Martin Ave., we consider the following statement applicable:

The residential property at 1305 Martin Ave., San José, has special historical, architectural and aesthetic interest and value to the community, due to the distinctive design of the residence, which is an extremely fine example of local Craftsman style residential architecture.

The City of San José could reasonably make the following findings in designating your property a city historic landmark:

- *It has character, interest and value as a part of local and regional history and heritage and is a distinctive building within San Jose's Hanchett and Hester Park Conservation Area;*
- *It is the embodiment of elements of architectural design, detail, and craftsmanship which represents a significant architectural innovation in San José;*
- *It embodies distinguishing characteristics of the Craftsman building type within the early twentieth century era of residential architectural design.*
- *It is the embodiment of elements of architectural design, detail, and craftsmanship which represents a significant architectural innovation in San José; and*
- *It is identified as the work of the architect Charles S. McKenzie, whose work has influenced the development of the City of San Jose.*

Sincerely,



Franklin Maggi, Architectural Historian
Archives & Architecture

Enclosures

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 17

*Resource Name or #: (Assigned by recorder) Croft House

P1. Other Identifier: Historic address: 203 Martin Ave.

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1961 Photorevised 1980 T7S; R1W; Mount Diablo B.M.

c. Address 1305 Martin Ave. City San Jose Zip 95126-2629

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 596038mE/ 4131960mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 261-25-026,

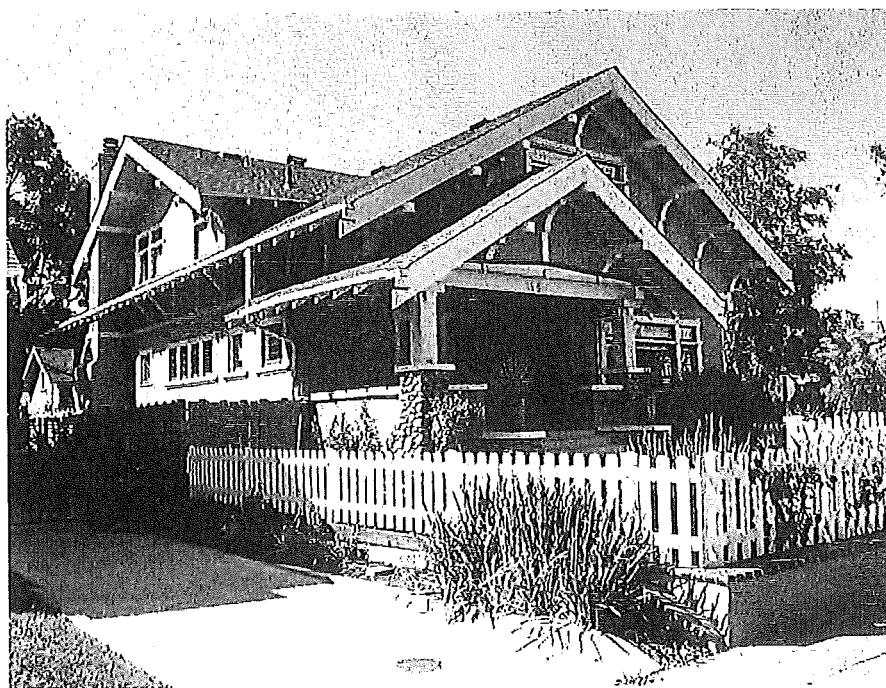
northwest corner of Martin Avenue and Tillman Avenue.

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Craftsman-style Croft House illustrates, through its form and detailing, an excellent composition designed by locally prominent architect Charles McKenzie. Such character-defining features as the deep eaves, half-timber stucco wall detailing, heavy post-and-beam porch structure, side balcony and bay window, dormer design, stone porch pedestals and chimney, as well as the window and wall trim details, create a distinctive, unified representative of early-twentieth-century design. McKenzie included many significant design motifs in this house including: tapered motifs at the pony walls, window side casings, and porch ornament details; crossed beam motifs at the front porch and window trim; mannerist structural motifs, including roof brackets that rest on window mullions and the wrapping roofline that creates dormers instead of two-story walls, and a sense of continuity throughout the entire design, for example, the use of leaded-glass transoms on all facades, not just for a front focal unit. (Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4 Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

Front façade, viewed facing north, July 2012.

*P6. Date Constructed/Age & Sources:
☒ Historic ☐ Prehistoric ☐ Both

1911, 101 years old, based on *Building and Industrial News*, No.17, May 2, 1911.

*P7. Owner and Address:

Michael L. and
Christina M. Brandeberry
1305 Martin Ave.
San Jose, CA 95126-2629

*P8. Recorded by: (Name, affiliation, and address)

F. Maggi, L. Dill, & S. Winder
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 7/13/2012

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

None.

*Attachments: ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record ☐ Archaeological Record
☐ District Record ☐ Linear Feature Record ☐ Mining State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomlal

Page 2 of 17

*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 7/13/2012

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a Description)

The property is located on a corner in the Shasta-Hanchett neighborhood, the southeastern portion of the Hanchett and Hester Park Conservation Area of San José. This historic neighborhood was subdivided and developed relatively quickly and consistently just after the turn of the last century, creating a coherent neighborhood character. The area has maintained many of its original residential features, and the house is surrounded by much of its historic setting, including adjacent houses of similar age, scale, and design, surrounding properties of a similar scale and setbacks, palm street trees along Martin Avenue, and other residential landscaping, as well as the regular pattern of the streets and circles. The subject property is adjacent to a landscaped roundabout named McLaren Circle, after the landscape developer of the area.

Martin Avenue has been noted within the Historic Resources Inventory, City of San Jose (Adopted August 1987), as meeting the qualification for listing on the National Register of Historic Places as an important streetscape. Martin Avenue runs southwest-northeast, so the property faces generally southeast; however, for ease in reading this report, the property will be considered as facing nominally south.

The subject property's corner location, size, and thoughtful composition and detailing give it prominence in the surrounding neighborhood. The surrounding neighborhood residences in the historic Hanchett Residence Park subdivision and the surrounding Shasta-Hanchett neighborhood are an eclectic mix of mostly architect-designed styles from the early twentieth century. There is variety of homes in both size and massing that are unified by the quality of the architecture and the mature and well maintained nature of the setting.

The immediate setting for the house includes a modest front yard facing Martin Avenue at the corner of Tillman Avenue at McLaren Circle. The front yard is landscaped primarily as lawn and wraps the eastern side of the house into the narrower east-side yard along Tillman Avenue. The majority of the parcel is raised above street level; a stucco retaining wall is topped by a recent bullnose cap rail along the sidewalks. Atop the wall is a picket fence around the front and east-side yards. A taller board fence tops the retaining wall where it surrounds the back yard. The front entrance to the house is accessed by a concrete walkway with steps up from the Martin Avenue sidewalk level. In keeping with the designated street-tree planning of the neighborhood, the front parking strip along Martin Avenue features a row of palms while the side parking strip along Tillman Avenue features a variety of deciduous trees, most are recently planted. The west side yard is a narrow setback adjacent to the neighboring property. The rear yard has been landscaped recently and includes a raised rear deck, a lawn area and other plantings, a patio in the northwest corner of the property, and a detached historic garage in the northeast corner; the garage is accessed by a concrete driveway that leads from Tillman Avenue.

The one-and-one-half-story house has the deep eaves and full-width, moderately pitched gabled form indicative of the Craftsman era. It has an approximately rectangular footprint covered by a roof that forms a gable at the front of the house and a gabled-hip at the rear. The main roof is intersected by a large, side-gabled roof at the rear, forming a faux dormer to the west side and an interrupted gabled wall to the east side. The main eave line is raised, and much of the house features a wide, half-timbered band below the high roof. The one-story front entry porch is partially recessed and partially projecting. It features a gabled roof set separately and below the main roof. The upper floor of the front façade is cantilevered slightly. To the east side is an unusual projecting second-story balcony that tops an angled bay window. A large stone chimney also is located on this façade. Near the rear of the house on the west side is a second large chimney, in stucco. The frame house is raised above a partial basement, on a concrete foundation.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
TrInomial

Page 3 of 17

*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 7/13/2012

☒ Continuation ☐ Update

(Continued from previous page)

The deep eaves have heavy, exposed rafter tails that are notched to support an integral square metal gutter. The rake eaves feature wide bargeboards supported on long outlooker beams with beveled ends, which are supported by relatively small curved braces. These distinctively proportioned knee braces are set onto half-timber wall members. The bargeboards are notched at the ends both to provide design interest and to accommodate the gutter ends. Diamond-shaped squares are applied to the faces of the bargeboards, aligned with the outlookers and the half-timbering. Beaded-board sheathing finishes the eave design. The roofs are covered with recent composition shingles.

The walls are horizontal bands of stucco with differentiated characteristics. The first floor is divided horizontally by a sill band that wraps the house. The pony wall is tapered slightly, creating a strong base for the house. The upper portion of the first floor is simple stucco, with the same heavy-dash texture as the rest of the stucco. The raised eave band at the base of the second floor, and integrated into the extra-tall gables, is half-timbered with vertical wood members set into the stucco. There are some masonry elements that are representative of Craftsman-era residences. These are constructed of rounded river rock with deep-set mortar. The stone chimney is topped by a corbeled brick chimney cap, as is the stucco chimney at the northwest corner.

The original fenestration throughout the exterior consists of wood window units with distinctive casings and accent trim. The units have tapered side casings and narrow header casings that extend into crossed designs at the upper corners and intermediate mullion trim. Each crossing includes an applied block ornament that consists of a raised wood square with a raised center diamond. The lower windows rest primarily on the sill band, although some accent windows are separate, with narrow flat-board aprons. The upper windows have narrow flat-board aprons. Most of the windows have transoms with multi-lite leaded glass in patterns of squares. The units primarily include casements and some fixed sash.

The front façade (nominally south) is a distinctive McKenzie interpretation of a half-timbered Craftsman house. The gable end is particularly prominent, with its exaggerated height, cantilevered wall, deep rake eaves, wide bargeboard, heavy knee braces, and vertical half-timbering. The front porch roof is also accentuated, spanning more than half of the front elevation with its separate roofline, heavy eaves, and bargeboard. The front focal window is a tripartite casement unit with a fixed central picture window, resting on the sill band. The central transom is a 12x2-lite leaded-glass sash, and the flanking transoms are in a 4x2 pattern. The trim is consistent with the whole house design. Although large, this window is not prominent, as it is shaded by the porch eaves, as well as being set beneath the cantilevered upper level. The front entry is recessed into the southwest corner of the house. The front door appears currently as a plain flush door with early hardware, but there are scars in the wood that indicate that the door once exhibited a pair of decorative strap hinges. The side casings are tapered to match the window trim. The partially projecting front porch gable is supported on a pair of massive corner posts. These rest on stone pedestals and are topped by capitals in a stylized suggestion of wedge joinery. The capitals support large square beams that cross at the corners into beveled outlookers. In an unusual detail, the beaded-board ceiling spans across the beam structure rather than is recessed within the beams; a slender tapered pediment borders the front of the ceiling. This pediment features three small ornaments that also seem to represent wedge joinery. The porch is surrounded by a tapered stucco solid handrail that matches the pony wall of the main house, and a pair of stone walls retains the sides of the concrete front steps. The steps appear to have been refinished recently, but likely incorporate the original materials. The cantilevered upper level of the front house façade is supported on short outlookers with beveled ends. The outer corners are accented by outlookers twice the size of the intermediate ones; these are additionally supported by curved brackets. The center of the gable features a double window unit of paired casements, with a center roof bracket that leans on the center dividing mullion. The windows are topped by 10x2-lite leaded-glass transoms.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 17

*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 7/13/2012

☒ Continuation ☐ Update

(Continued from previous page)

The west side façade features a full-width span of high eaves from the front gable to the rear hip. Lower than this span, the side of the porch roof wraps onto this wall at the front corner. The half-timbered band spans the wall where the eaves are raised proportionately high above the first floor. The second-story windows rest on the roofline like a sill band. Near the rear of the house, the eaves of the cross-gable second story are separate from, and raised above the main roof. A stucco chimney projects from the wall near the rear corner; it passes through the eaves of the upper gable end, as well as passing through the lower eaves. The chimney is topped by a brick cap. The first floor of this façade features a row of leaded-glass accent windows that float above the sill band. There is an individual 5x4-pane leaded-glass window to the rear of the chimney, and an asymmetrical pattern of windows along the forward wall: an individual 5x4-pane window near the chimney, a ribbon of four connected 3x4 windows, an individually placed 4x4 window, and an individual 5x4 window near the front corner. The dormer-like gable end includes two windows: near the chimney, a paired single-hung unit is topped by a pair of leaded-glass transoms; toward the front of the upper level is an individual unit topped by a transom.

The east side composition is generally broken into three sections. The linear expanse of the eaves at the front of the house is connected to the rear hipped-roof eaves by the cantilevered balcony. At the one-story southern half of the façade, there is a large, high accent window symmetrically placed on each side of the stone chimney. Each of these wood windows is a paired unit that features vertical 4x4-lite patterns. They are trimmed to match the rest of the house and float above the sill band. Immediately to the north of this symmetrical composition is the one-and-one-half-story portion of the façade, under the east gable end and spanned by the second-story balcony. The balcony is a simple stucco wall that continues the lines of the half-timbered under-eave band that wraps the remainder of the house. The balcony is supported by three massive outlooker beams resting on curved braces. The balcony acts as an asymmetrical roof for a one-story bay window beneath the front half of the span. The angled bay window is cantilevered above grade on three outlooker beams. The windows within the bay include large 1-lite picture windows topped by leaded-glass transoms. The center window has an 11x2-lite transom; the side transoms are a 6x2-lite configuration. The windows rest on the sill band and are topped by a wide fascia panel ornamented with beveled square dots that are similar to, but do not match, the bargeboard decorations. At the rear half of the balcony, the cantilevered beam is bracketed upon the center mullion of a paired window unit in a mannerist gesture, where the heavy structural element rests on a visually delicate element, and the balcony covers only part of the windows below. The windows are 12/1 double-hung units. Stacked directly below the paired unit is a paired basement unit, with 2x1-lite windows and trim that matches the remainder of the house. At the one-story rear portion of this façade are 2x4-lite casements in a sunroom style. Below the windows is a paneled band that includes raised ornament that matches the bay-window trim. The second-story gable of this façade includes symmetrically placed openings. One opening is a paired unit with leaded-glass transoms and the design's tapered trim. One opening consists of a pair of French doors set into a slightly recessed flat archway. This archway is an anomalous element in the house design.

The rear façade includes original and new openings at the first floor and a dormer-like gabled-hip element at the rear of the main roof. The eastern half of the first floor features a low rear door, indicating an historic interior laundry porch—although the door is a modern replacement. Adjacent to the door is a pair of large, raised windows consisting of paired 2x4-lite casements; a 2x3-lite wood transom above the door aligns with these windows. Below the windows is a paneled band that includes raised ornament that matches the bay-window trim. The glazing is new in these sashes, possibly indicating alterations at this corner; however, the configuration of the lites and the window hardware appear old.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 5 of 17

*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 7/13/2012

☒ Continuation ☐ Update

(Continued from previous page)

In the center of the first floor is a small accent window, a single-lite casement with the distinctive house trim. The western half of the rear façade has been altered with the addition of a tall set of French doors with wide sidelights. The doors and sidelights have a 2x6-lite pattern. The French doors open onto a raised deck that has been added across most of the rear façade. The eaves span the width of the rear elevation, and are raised on the wall above a half-timbered band of stucco squares. The face of the second-story dormer is recessed into the hipped portion of the roof. The dormer features a tripartite window unit with three equally sized 1/1 double-hung wood windows. The detailing of the eaves and window trim is consistent with the remainder of the house.

The one-and-one-half-story detached garage appears on the 1915 Sanborn Fire Insurance map, and the building has a siding pattern that was popular for only a short time at the beginning of the twentieth century, so it appears to be an original outbuilding associated with the house and was likely a carriage house when it was first built. The garage has a full-width, moderately pitched gabled roof, with gable ends to the east and west. The floor of the structure is set lower than the back yard of the house, so the landscaping includes steps and retaining walls around the rectangular footprint of the accessory structure. The shallow eaves include exposed rafter tails with set-in gutters similar to the set-in gutters at the main house, but the sheathing appears to be grooved T1-lipplywood, indicating that the building has been reroofed in recent years. The eaves are raised to create a taller second story. The garage is clad in tripartite horizontal wood siding with a quarter-round pattern at the cross-section. Flat-board trim surrounds all the openings, with no aprons. The trim has applied corner blocks that might not be original, as the proportions and placement of the casings are not otherwise consistent with the house trim (e.g., the side casings do not taper, and the headers do not cross the side trim), so the blocks appear unusual with respect to the simplicity of the rest of the garage design. The east elevation (facing Tillman Avenue) features a hayloft door with cantilevered beam for lifting loads. The garage door(s) have been replaced by an overhead roll-up door. The south elevation (facing the house) includes a recent entry door near the west corner and a pair of 9-lite fixed windows spaced evenly to the east side of the door. The west end elevation (facing the back corner of the parcel) includes a 6/6 double-hung window at the upper level and a 2x2-lite window set off-center at the first floor. The north side is at the property line.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

Page 6 of 17

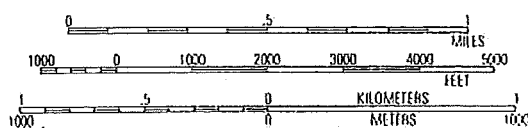
*Resource Name or # (Assigned by recorder) Croft House

*Map Name: USGS San Jose West

*Scale: n.t.s.

*Date of Map: 1961 Photorevised 1980

SITE



TIN 11MN
14°
06/12/12

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 7 of 17

*NRHP Status Code 38

*Resource Name or # (Assigned by recorder) Croft House

B1. Historic Name: Edwin and Nina Croft House

B2. Common Name: none

B3. Original use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Original construction in 1911.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Separate garage structure constructed between 1911 and 1915.

B9a Architect: Charles S. McKenzie

b. Builder: D. M. Campbell

*B10. Significance: Theme Architecture and Shelter Area Hanchett and Hester Park Conservation Area

Period of Significance 1911 Property Type Residential Applicable Criteria A (1), C (3)

(Discuss Importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence located at 1305 Martin Avenue was constructed in 1911 as a two-story single-family residence on Lot 11 of Block 5 of the Hanchett Residence Park subdivision. Edwin and Nina Croft began construction of their new house in April of that year in what was then an unincorporated suburban neighborhood along The Alameda between San Jose and Santa Clara. Due to its location on the northwest corner of Martin and Tillman Avenues, the lot size is larger than those surrounding it, measuring 121.02 feet by 55.78 feet, averaging over 50 square feet larger than those located adjacent to the subject property.

The Hanchett Residence Park subdivision was created during the first decade of the twentieth century on lands that had once been known as Agricultural Park, an early county fairgrounds site. In 1905, Lewis E. Hanchett, San Jose mining and street railway entrepreneur, purchased the 76-acre land tract for the purpose of development, along with John Martin, the President of the California Gas and Construction Company. That same year, they acquired the Santa Clara Interurban Railroad Company, and extended the streetcar service to include East San Jose and Berryessa.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

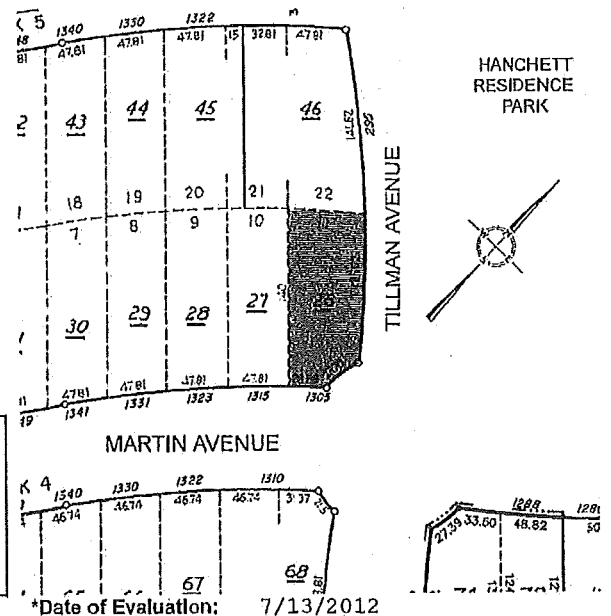
California Death Index, 1905-1997.
Espinola, G., Cottages, Flats, Buildings, & Bungalows
102 Designs from Wolfe & McKenzie, San Jose: 1907,
2004.
R.L. Polk Directories, San Jose and Santa Clara County
Directories, 1890-1979.
Santa Clara County Clerk-Recorder, deeds and maps.
U.S. Census, 1870-1930.

*B12. References:

B13. Remarks: Proposed City Landmark Nomination

*B14. Evaluator: Franklin Maggi

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 8 of 17

*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 7/13/2012 ☒ Continuation ☐ Update

(Continued from previous page, DPR523b, B10 Significance)

A "desirable" neighborhood with urban amenities, Hanchett Park had easy access to downtown San Jose via the electrified trolley that was extended from The Alameda on Martin and Tillman Avenues through the John McLaren-designed subdivision. Famed landscape architect John McLaren, best known for his design of San Francisco's Golden Gate Park, created the gently curving and tree-lined streets that still grace the neighborhood. Following its initial subdivision in 1906, the neighborhood features mostly architect-designed homes, and was built out by the end of the 1920s. On December 8, 1925, this area was incorporated into the City of San Jose as a part of the College Park, Burbank, Sunol Annexation.

Today, the Hester and Hanchett Park Conservation Area consists of two adjacent neighborhoods that are generally bounded by Magnolia Street to the north, The Alameda to the east, Park Avenue to the west, and Mariposa Avenue to the south. These mostly single family residences date from ca. 1906 to 1935 and include Queen Anne, Craftsman Bungalow, and Spanish Mission Colonial Revival styles as well as several Prairie style houses. The Hanchett Park neighborhood retains some of the best mix of Prairie, Spanish Revival and Craftsman residences in San Jose. In addition, Martin Avenue to the northeast of the subject property between Park Avenue and The Alameda includes City of San Jose Heritage Trees - 80 Mexican Fan Palms (City of San Jose HG-06-007).

The subject property was designed by the locally significant architect Charles S. McKenzie. McKenzie was born in Boston, Massachusetts in 1874. His family moved to California shortly after, and settled first in the Gold Country before arriving in San Jose. After his father died while McKenzie was still young, he was forced to quit school after the sixth grade and work a series of odd jobs to help his mother maintain the household. At the age of 18, McKenzie was hired by architect Joseph McKee as a draftsman. Two years later, when Frank Delos Wolfe took over McKee's practice, McKenzie remained with the firm and later became a partner.

The firm formed by Wolfe & McKenzie operated from 1897 to 1910 and were prolific in the number of distinctive designs that helped shape the urban environment at the turn of the century. After the partnership was dissolved in 1910, both men went on with their own careers, and McKenzie became one of the most fruitful San Jose architects of his era, designing schools, banks, churches, office buildings, and private residences. McKenzie's residential commissions showcased many styles, including the Tudor, Spanish Colonial Revival, and Arts and Crafts styles. McKenzie closed his office in 1942, but continued to draft for defense contractors during World War II. He died in San Jose in 1957, at the age of 83.

Edwin Randolph Croft was born in New York in 1864, while Nina E. Pearce was born in Illinois in 1871. They married in Massachusetts on November 15, 1893, and by the 1900 Census were living in Bellingham, Washington, where Edwin worked as a liveryman. In 1910, the Crofts moved to San Jose, and were living on South Fourteenth Street in the city's Third Ward. It is unknown how Edwin Croft made his living at this time, although the Census notes that he had his own income. By April 21, 1911, the weekly contractor's publication *Building and Industrial News* reported the location of the project as the corner of Martin and Tillman Avenues, in addition to announcing it as a McKenzie design. It appears that it was one of McKenzie's first commissions as a sole proprietor, if not the first.

Following the initial construction of the residence, issues between various suppliers and the main contractor who built the house, D. M. Campbell, forced the Crofts to be named as codefendants in a suit brought against Campbell for nonpayment (*San Jose Evening News*, "Lumber Company Files Suit", 12/26/1911). According to various local news articles, the suit continued to be litigated in court for the next ten months, but was eventually resolved despite the length of the proceedings.

The Crofts retained ownership of the property for the next few decades. Edwin Croft passed away in 1943, and Nina remained at the house until her death in 1951. The house was then sold to a Mrs. Emma A. King following Nina Crofts death. For the next few years, the house housed the King Secretarial School before the business was moved to The Alameda.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 9 of 17

*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill & Sarah Winder *Date 7/13/2012 ☒ Continuation ☐ Update

(Continued from previous page)

King sold the house to William and Anna Peters in 1956, who continued to occupy the property for a number of years. The current owners, Michael Brandeberry, purchased the house in December 2011.

The Sanborn maps identify the house shortly after the Crofts constructed it (originally addressed as 203 Martin Ave.) as one-and-one-half stories in height in 1915, along with a separate structure identified as a one-and-one-half story garage located along the northerly property line. Exterior changes appear to have been kept to a minimum according to Sanborn maps from the 1915 through 1962, despite changes in ownership during the 1950s.

Integrity and character-defining features:

The property maintains its historic integrity as per the National Register's seven aspects of integrity. The house maintains its original location on Martin Avenue, in the historic Hanchett and Hester Park Conservation Area of San José. It is surrounded by its historic residential setting, including similar-scale properties, historic palm trees along Martin Avenue, other mature landscaping, including McLaren Circle at the intersection of Martin and Tillman Avenues, and surrounding houses of compatible age, scale and design. The subject property retains its early-twentieth-century residential scale and feeling and continues, through the design strength of its original form, massing and detailing, to illustrate its associations with significant patterns of development of this neighborhood west of downtown San José and west of The Alameda. The subject property continues to embody its associations with the architectural work of the locally significant architect Charles McKenzie. The Croft House has a distinctive character and composition that is expressed through its preserved materials, workmanship, and eclectic Craftsman-style design. The minor alterations over time, such as the enclosed rear porch, have not had a significant impact on the character of the house.

EVALUATION

This residence, located within the Hanchett and Hester Park Conservation Area, sits in a mature residential area of early twentieth century residences. This area possesses a significant concentration of houses that are unified by their aesthetically pleasing plans and characters. The residence is distinctive within this setting along Martin Avenue; a one-and-one-half-story eclectic Craftsman house. The Croft House is consistent with the nature, scale, and character of the neighborhood and contributes to the uniqueness of this area as the architectural work of a prominent, local, twentieth century architect that has contributed greatly to the urban fabric of the cityscape through his work within the firm of Wolfe & McKenzie, and then later on his own.

The architect was Charles McKenzie, who was an important designer associated with the development of many properties in the Hester and Hanchett Park Conservation Area and elsewhere in San Jose. He is considered to be a master architect in San Jose during the early twentieth century and the subject property is distinguished among local residential architecture from San Jose's *Period of Horticultural Expansion*. The Croft House appears eligible for the National Register of Historic Places under Criterion C and the California Register of Historical Resources under Criterion (3).

The Crofts, the original owners who built the subject property, are an unremarkable family in local history. While Nina Croft served as Secretary of the Humane Society and as a member of the Red Star Animal Relief Society during the early years of the organizations in the Santa Clara Valley, these facts alone do not cause her to stand out. The property's use as a secretarial school during the 1950s following the long ownership by the Crofts is also not significant. None of the occupants have been established as an important personage to California's past, hence it does not appear that the property would qualify for either of the registers noted above based on historic personages.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 10 of 17

*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill & Sarah Winder *Date 7/13/2012 ☒ Continuation ☐ Update

(Continued from previous page)

The City of San Jose has recognized the historic context within the Hanchett and Hester Park Conservation Area; however, this district of historic homes has not been evaluated for its eligibility as a National Historic District. During the late 1970s and early 1980s, when the City of San Jose was conducting its first historic resource surveys and establishing the Historic Resource Inventory and first conservation areas, historians at that time recognized the important streetscape along Martin Avenue, and the adoption of the Inventory in 1987 indicated that this portion of the conservation area appeared eligible for the National Register as a historic district. The Croft House contributes to this important streetscape. It appears that the Croft House, as a part of a district nomination, would be found eligible for the National Register under Criterion A, and the California Register under Criterion (1).

Under the definition for historical significance within the City of San Jose's Historic Preservation Ordinance, the house clearly has historic, architectural, and aesthetic value of an historical nature. It derives its quality from its distinction as an important architectural work due to its style and design and associations as an example of work by a master craftsman, Charles McKenzie, and as a contributor to the Hanchett and Hester Park Conservation Area.

The building is presently listed on the San Jose Historic Resources Inventory as IS (Identified Structure), originally listed on the Inventory as a part of the establishment of the Hanchett and Hester Park Conservation Area in the early 1980s. Neighborhood streetscapes in the Hanchett and Hester Park Conservation Area have remained virtually unchanged by new development for over eighty years.

The subject property retains its early twentieth century residential scale and feeling and continues, through its distinctive form and detailing, to illustrate a distinguished eclectic Craftsman design of the period. This building has a distinctive character and composition that is expressed through its preserved materials, workmanship, and eclectic Craftsman style design.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

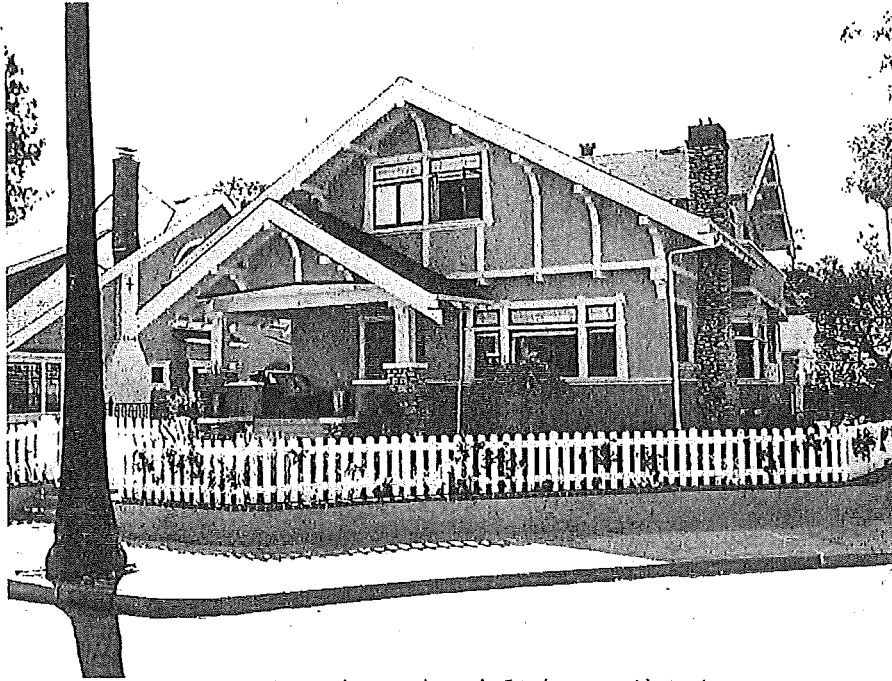
Primary #
HRI #
Trinomial

Page 11 of 17

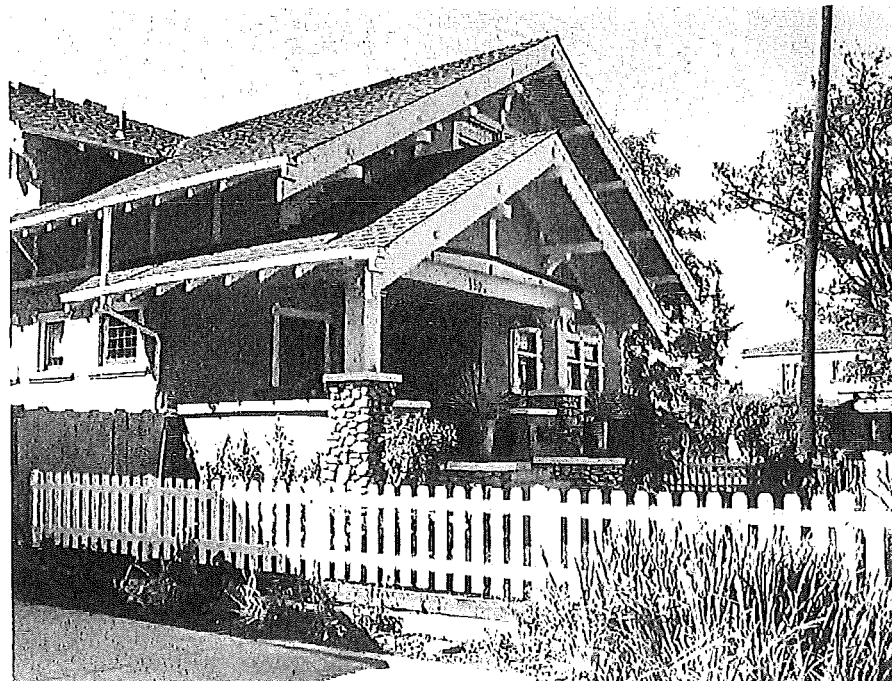
*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 7/13/2012

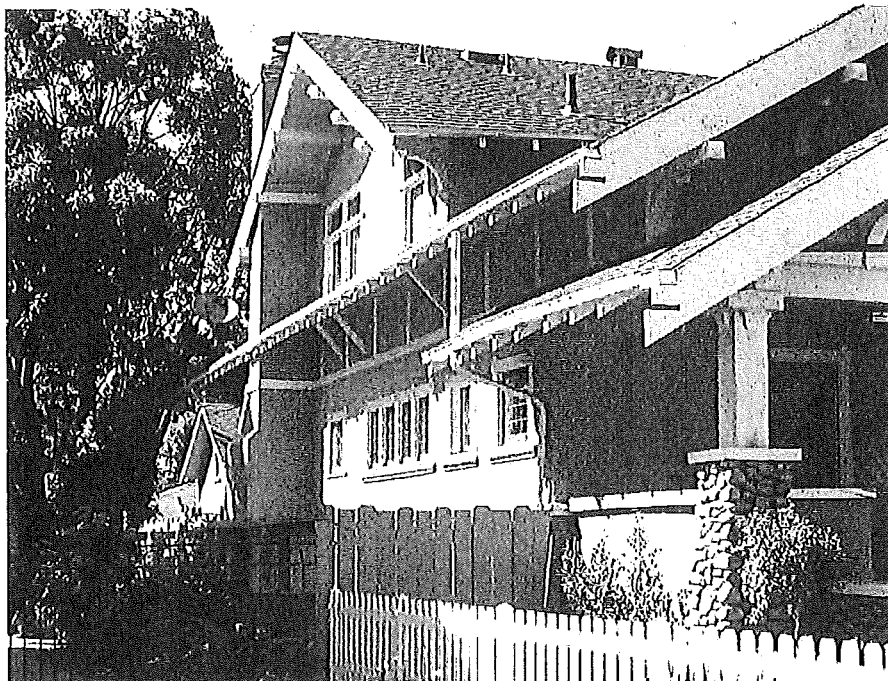
☒ Continuation ☐ Update



Front elevation, viewed facing northwest.



Front and western side elevation, viewed facing north.



Western side elevation, viewed facing north.



Front porch roof detailing.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

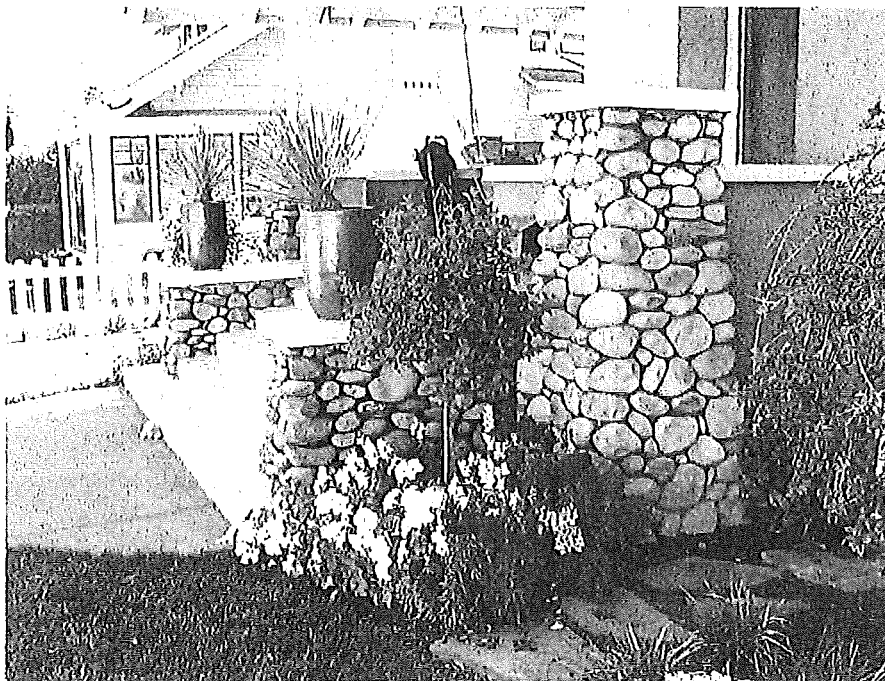
Primary #
HRI #
Trinomlal

Page 13 of 17

*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 7/13/2012

☒ Continuation ☐ Update



Front porch and post base.



Front porch roof beams.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 14 of 17

*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 7/13/2012

☒ Continuation ☐ Update



Curved brace detailing on front façade.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

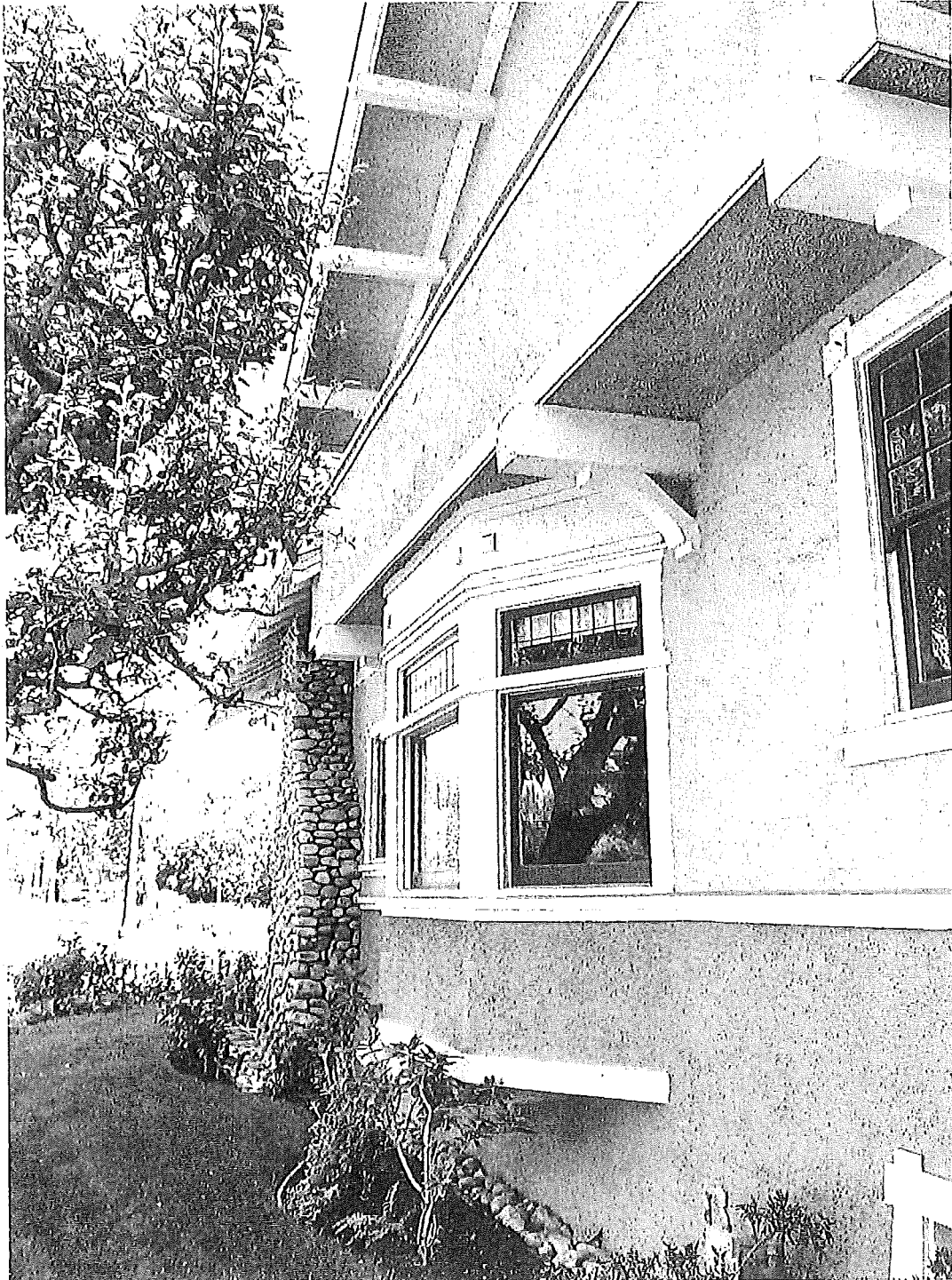
Primary #
HRI #
TrInomial

Page 15 of 17

*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 7/13/2012

☒ Continuation ☐ Update



Easterly side elevation, viewed facing southwest towards Martin Ave.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

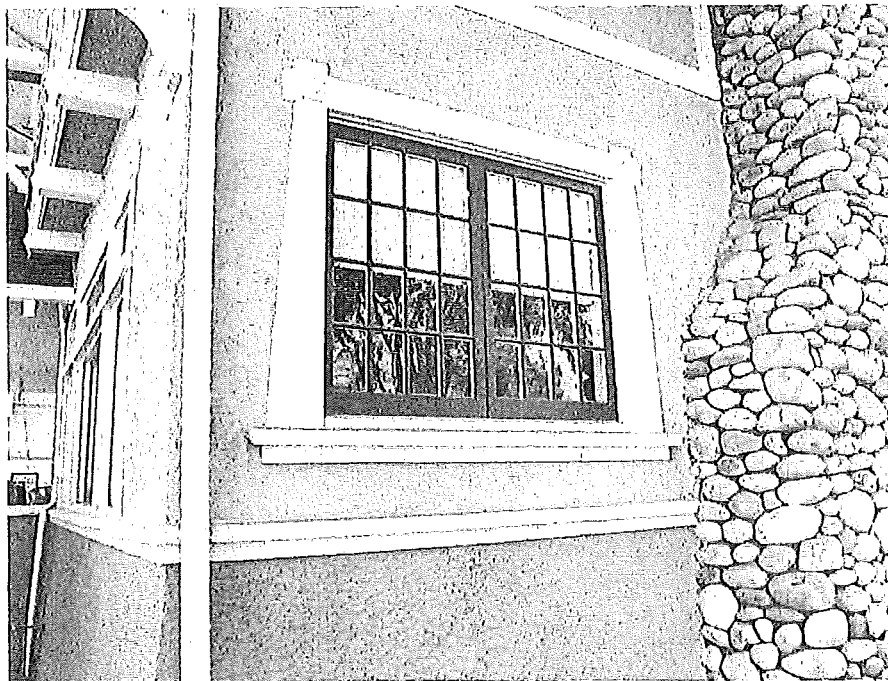
Primary #
HRI #
Trlnomial

Page 16 of 17

*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 7/13/2012

☒ Continuation ☐ Update



Window detailing, viewed facing west.



View of rear elevation, facing southwest.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

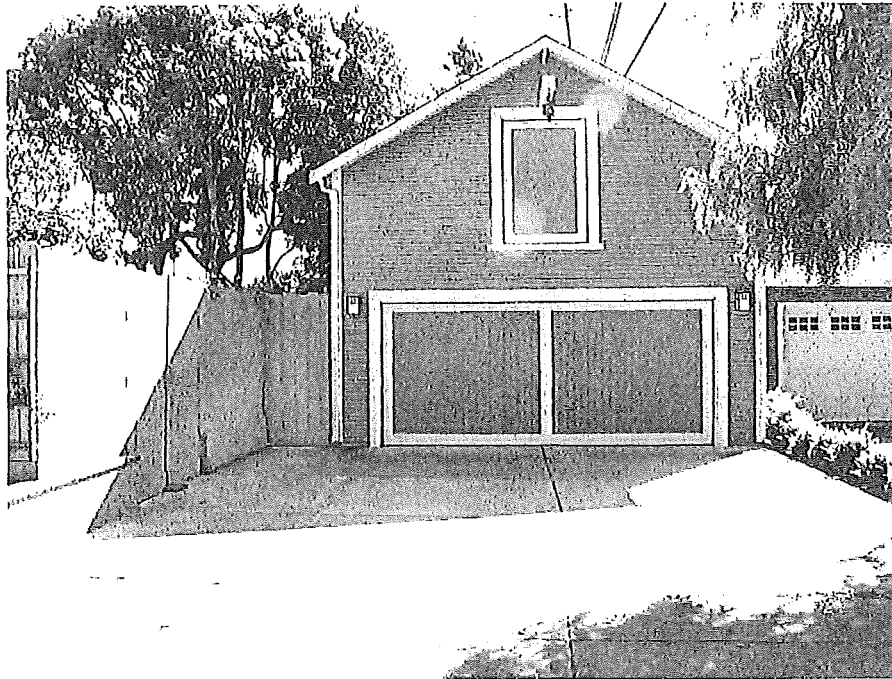
Primary #
HRI #
Trinomial

Page 17 of 17

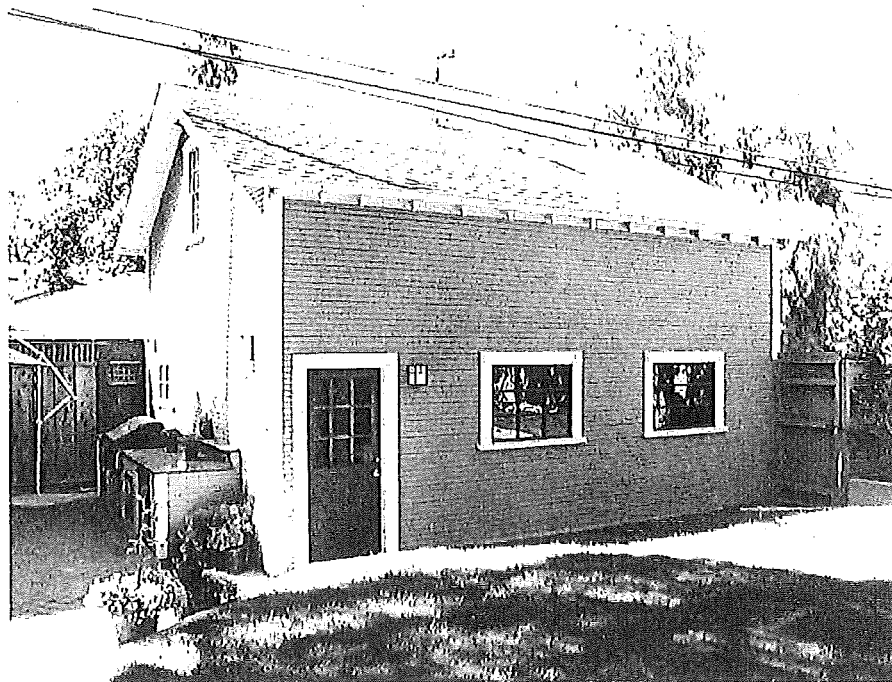
*Resource Name or # (Assigned by recorder) Croft House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder *Date 7/13/2012

☒ Continuation ☐ Update

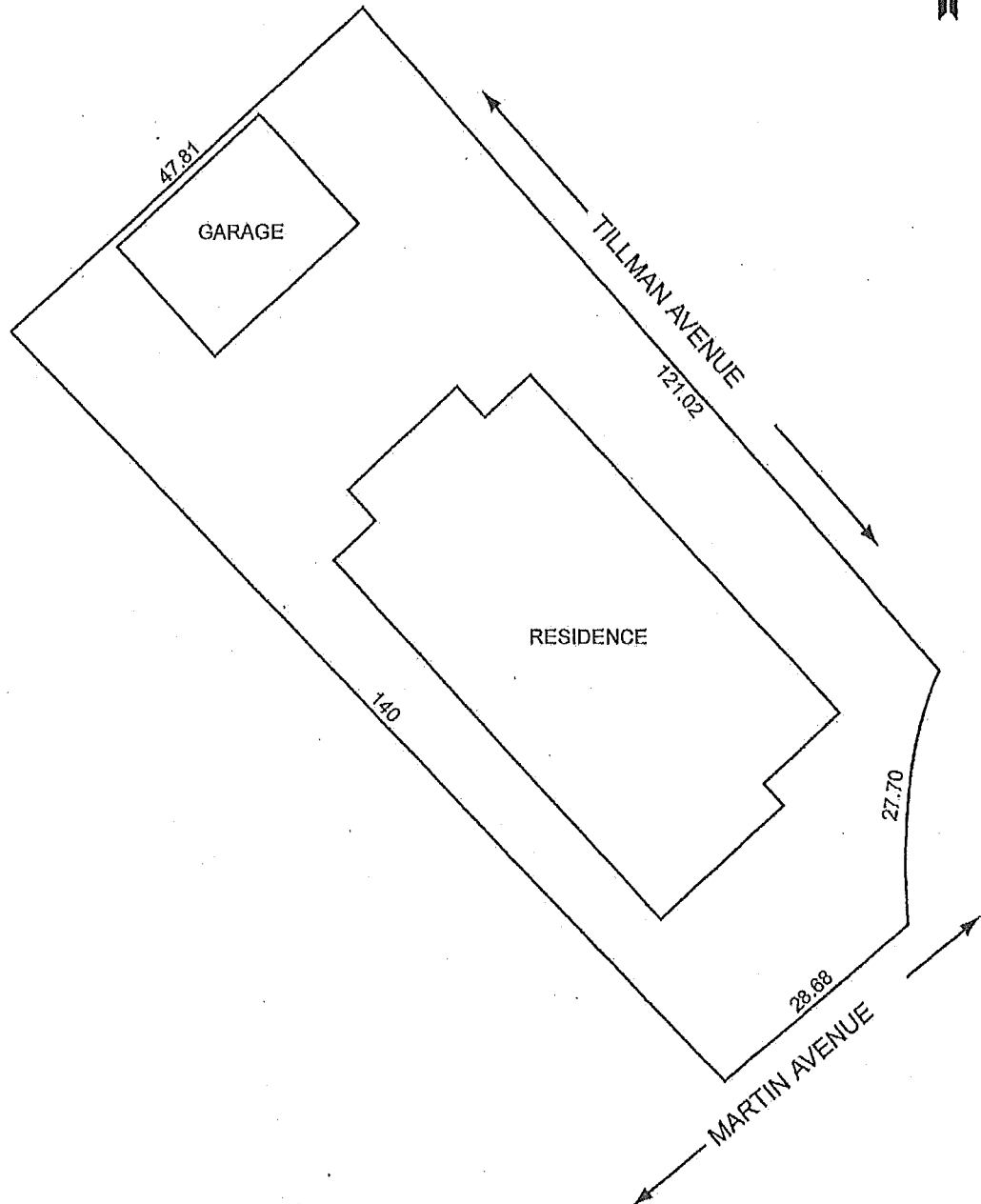


View of garage taken from Tillman Ave., facing southwest.



Ancillary garage structure located along northerly property line, viewed facing north.

1305 Martin Avenue
San Jose, California
Santa Clara County
APN 261-25-026



Note: Diagram not to scale.

MA12-006

1305 MARTIN AVENUE

10-Year Maintenance Plan

| YEAR | DESCRIPTION |
|-------|--|
| One | Install picket fencing, refurbish gates and hardware, complete landscaping of front yard |
| Two | Refurbish French drain to prevent basement leaking or water damage to home |
| Three | Electrical upgrades, plumbing fixes |
| Four | Refurbish redwood gutters, repair damaged wood or siding |
| Five | Exterior painting |
| Six | Original window hardware restoration |
| Seven | HVAC upgrades utilizing existing ductwork |
| Eight | Refurbish interior/exterior (porch and deck) flooring |
| Nine | Basement waterproofing |
| Ten | Re-roofing and downspout restoration |